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Perley H. Grimes, Jr.
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May 27, 2021

Via email reoclosing@hollerlawfirm.com

Kerry Patton, Esq.
Holler Law Firm
185 Plains Rd, Suite 100W
Milford, CT 06461

Re: Anthony Macchiaroli Property Cornwall, CT

Dear Mr. Patton:

I represent the Town of Cornwall and its Assessor relative to property conveyed to Anthony Macchiaroli of Bantam, CT from JPMorgan Chase Bank, NA. The property was under foreclosure and was quitclaimed by JPMorgan Chase Bank to your client, Mr. Macchiaroli, by deed dated January 20, 2021. The property is located on Cook Road in Cornwall, CT and contains 13.00 acres. I attach a copy of the Schedule A legal description for your reference. It is our understanding that your firm represented Mr. Macchiaroli and possibly the foreclosing bank as well in this transaction.

The deed to Mr. Macchiaroli was filed with the Town Clerk but the Survey Map referenced in the deed has not been filed. In order to subdivide this property, approval from the Planning and Zoning Commission was needed, either as an allowable "first cut" or as a subdivided piece. Neither were obtained. No application for a "first cut" subdivision was ever filed in connection with this matter.

Please review this matter and get back to me within the next ten (10) days so that we may discuss your intention regarding making the parcel transferred to Mr. Macchiaroli to be conforming.

In addition, I have today been notified by the Zoning Enforcement Officer that apparently Mr. Macchiaroli is now installing a driveway through wetlands without a wetlands permit. It is unclear on whose property this work is being done. This will also request that he immediately Cease and Desist any activity on that driveway and disturbing the wetlands until the "first cut" subdivision issue is resolved and until a wetlands permit is obtained for any regulated activity which he is undertaking.



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I am sending a copy of this letter to Mr. Macchiaroli for his information as well as to the Assessor and the Zoning Enforcement Officer of the Town of Cornwall.

I look forward to hearing from you within ten (10) days.

Very truly yours,

Perley H. Grimes, Jr.

PHG:mcl

Attachment

cc via email: Assessor, Town of Cornwall
Zoning Enforcement Officer, Town of Cornwall